

# the one

ALEX.



Fact Sheet  
JAN 2026

## Project Location:

In the heart of **Smouha**. On main streets Albert El Awal, Zaki Ragab, and Kamal EIDin Salah a side street From Mohamed Fawzi Moaz.

- **5 mins** to Alexandria Sporting Club
- **3 mins** to Smouha Club
- **10 mins** to Alexandria City Center



Charting the blueprint for Alexandria's new era

## Amenities List:

- |   |   |  |
|---|---|--|
|  Underground Parking                |  Serenity garden                       |  High speed elevators |
|  Green roofs                        |  Water features                        |  Social Clubhouse     |
|  Curvature architecture for airflow |  The Main Spine retail & entertainment |  Cafes                |
|  Parking slots                      |  Electric trash shoot                  |  Bike lanes           |
|  Wellness Center                    |  Service apartment                     |  Camera surveillance  |
|  Nursery                            |  Service room & storage area           |  Lounge setting       |
|  Rooftop restaurant                 |  Fine dining                           |  |
|  Playground area                    |  Luxury fitness center                 |  |



Master Plan



- \* Zone A
- \* Zone B
- \* Clubhouse

Exterior

the one  
ALEX



Interior

the one  
ALEX



## Amenities - Hypermarket

the one  
ALEX



## Amenities - Underground Parking

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### Underground Parking

- A large-scale parking area of over 80,000 m<sup>2</sup>
- 2 Levels
- More than 1,600 parking slots



## RESEDNTIAL

Available  
Types:

Residential Type	Built Up Area	Price Range
2 Bedrooms	129 - 137 SQM	Starting from 9,000,000
3 Bedrooms	169 - 219 SQM	Starting from 12,000,000
4 Bedrooms	196 - 267 SQM	Starting from 14,700,000
Duplex	280 - 380 SQM	Starting from 22,000,000
Loft	105 - 211 SQM	SOLD OUT
Delivery	3.5 Years	
Payment Plan	<ul style="list-style-type: none"> <li>• 5% Downpayment</li> <li>• 8% Maintenance</li> <li>• 6 Years equal installments</li> <li>• 7 Years equal installments</li> <li>• Cash discount up to 30%</li> </ul>	
Finishing	Fully Finished	

## ADMINISTRATIVE

### The One Offices

- Alexandria's first self-sufficient administrative complex
- 6 floors, each offering 500 m<sup>2</sup> of flexible office and clinic spaces
- Smart, productivity-driven design tailored for businesses and professionals

#### Each Unit Includes:

- Private Reception
- Kitchenette
- Bathroom
- Shared Lobby & Two Elevators per floor
- Valet Parking for clients and staff

#### Office Types:

- City View (roundabout)
- Main Spine View
- Clubhouse View

#### Payment Plan:

- **5%** Down Payment
- **5** Years Installments
- Starting Price **10 Million**

## MEDICAL

LAUNCHING SOON...